

# BACK BAY LANDING PROJECT

## Harbor Commission



November 13, 2013



# PURPOSE OF MEETING

- Provide an overview of proposed project
- Provide status of the Draft EIR
- Answer questions
- Receive harbor-related comments on Development Plan



# PROPOSED PROJECT

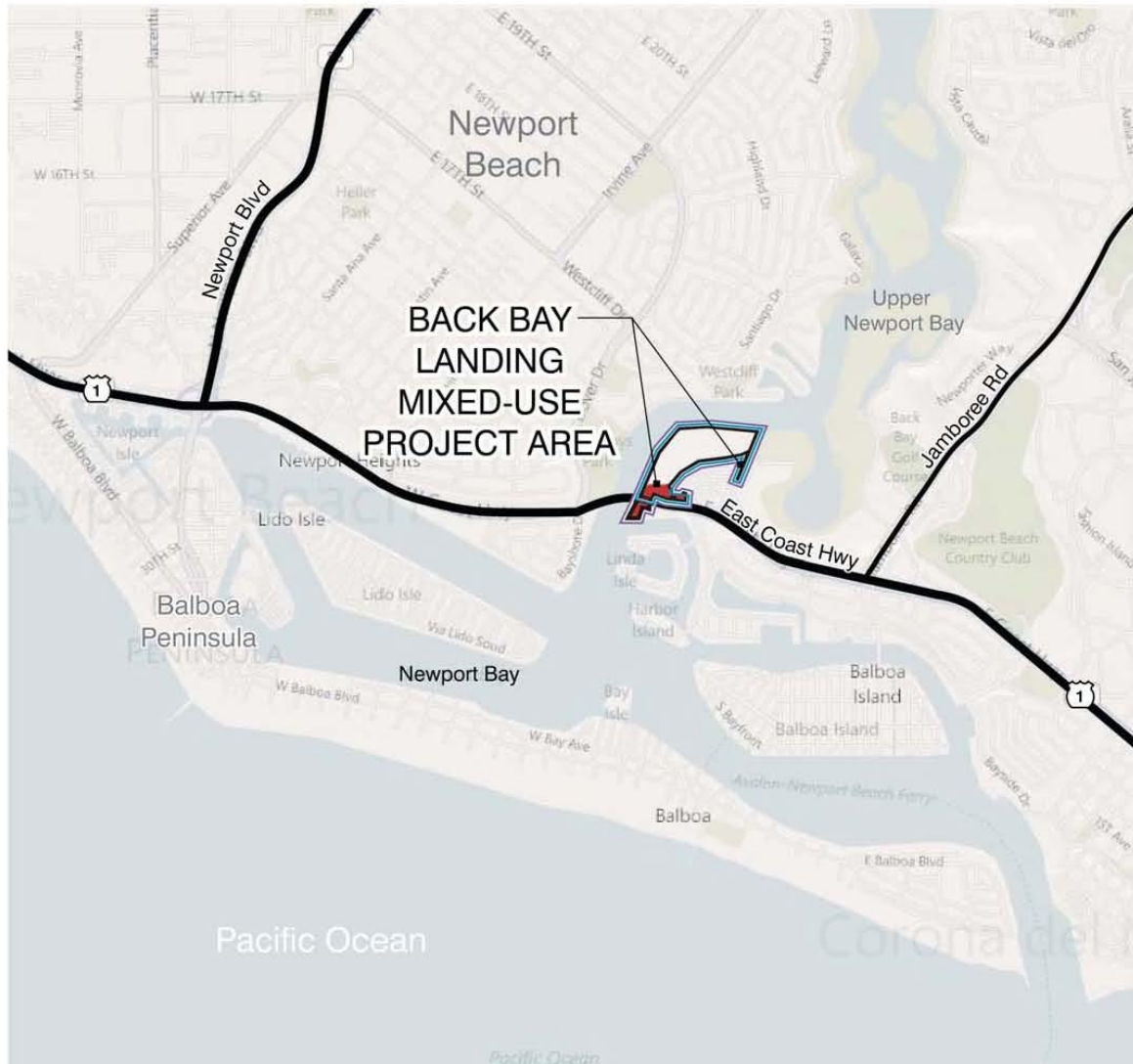
- The Back Bay Landing project involves two stages of approvals:
  1. Legislative Approvals (e.g., General Plan Amendment, Coastal Land Use Plan Amendment, Planned Community Development Plan), which comprise the current “proposed project”; and
  2. Administrative Approvals (e.g., Site Development Review, Coastal Development Permit), which will be pursued at a later date for a future development on the project site.



# PROPOSED PROJECT

While only Legislative Approvals are currently being sought, the EIR will evaluate impacts of the currently proposed Legislative Approvals, as well as those of the future development project to the extent feasible.





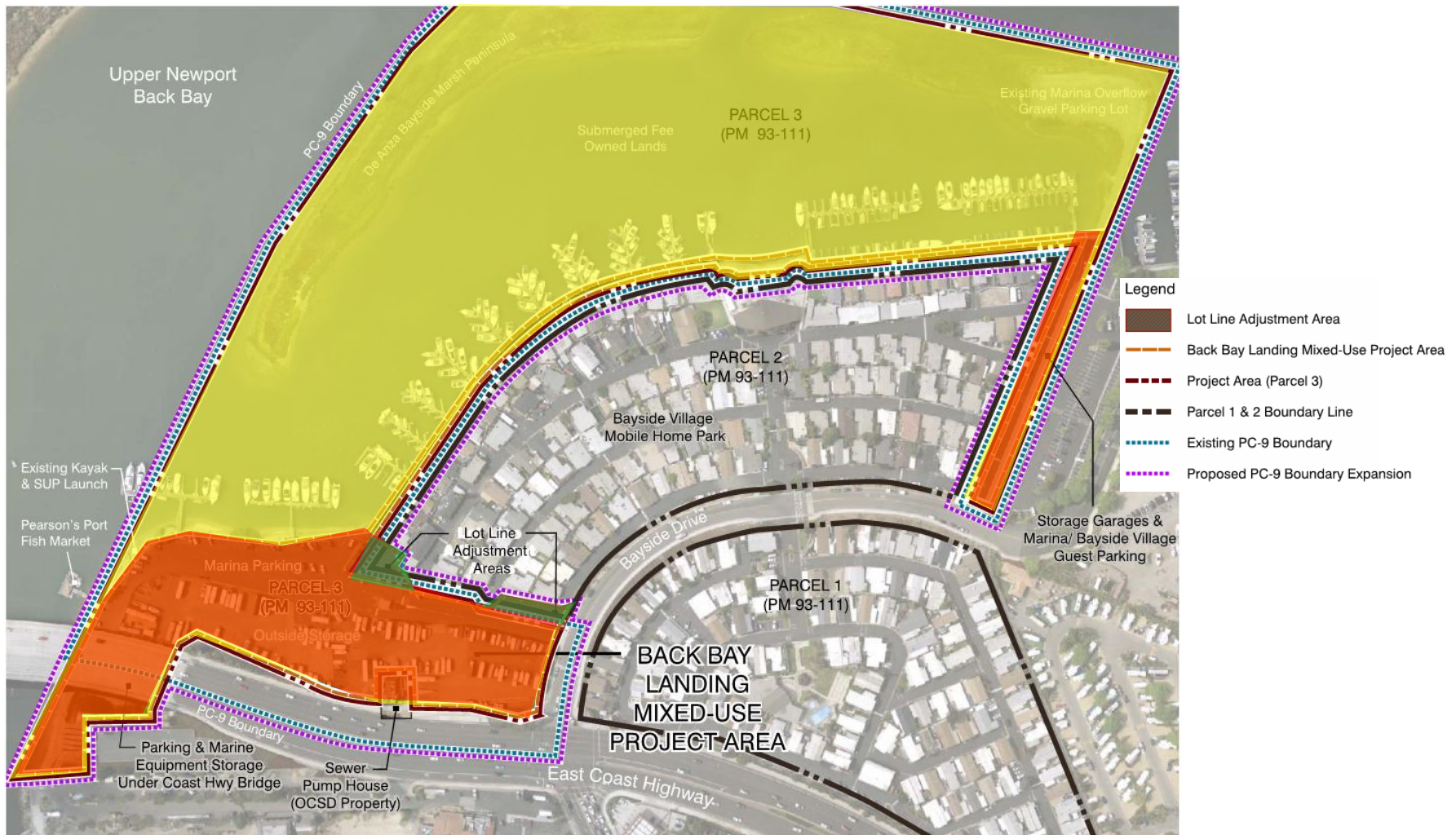
Back Bay Landing is located immediately north east of East Coast Highway in Newport Beach, California. The site is bounded by East Coast Highway and Newport Harbor on the south and west, Bayside Drive to the south, the Newport Back Bay channel to the west and Bayside Village Mobile Home Park to the southeast.

#### Legend

- Project Area (Parcel 3 of PM 93-111)
- Back Bay Landing Mixed-Use Project Area
- Existing PC-9 Boundary
- Proposed PC-9 Boundary Expansion







Source: Google Earth

# EXISTING CONDITION, PROJECT BOUNDARY & LOT LINE ADJUSTMENT



N.T.S.  
8-30-2013



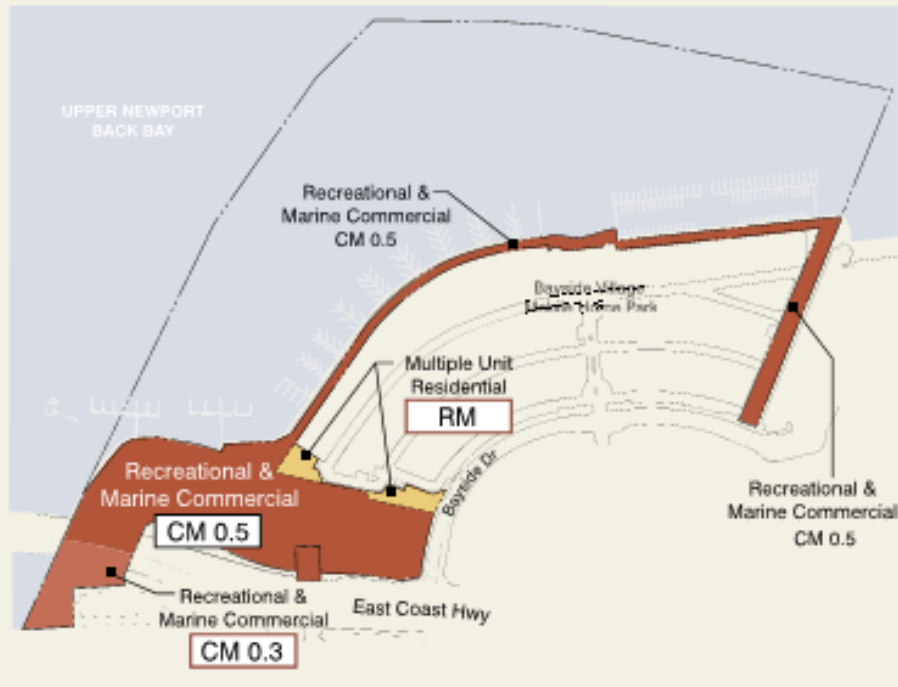
# PROPOSED PROJECT

- Legislative Approvals currently being requested:
  - General Plan Amendment (GPA)
  - Coastal Land Use Plan (CLUP) Amendment
  - PC-9 Amendment (Zone Change)
  - Planned Community Development Plan (PCDP)
  - Lot Line Adjustment (LLA)
  - Traffic Study

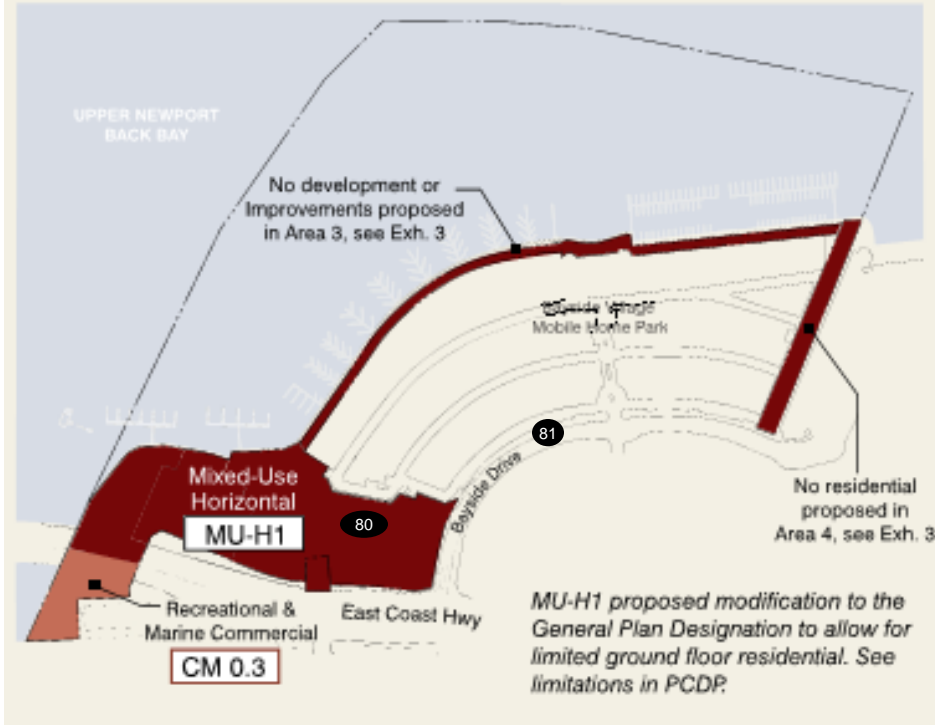


# General Plan Amendment

Existing



Proposed



Changes: CM 0.3 no change, CM 0.5 & RM changed to MU-H1

Anomaly 80

Nonresidential Only  
131,290 SF

Mixed-Use  
171,289 SF  
1:1 ratio  
49 units

Anomaly 81

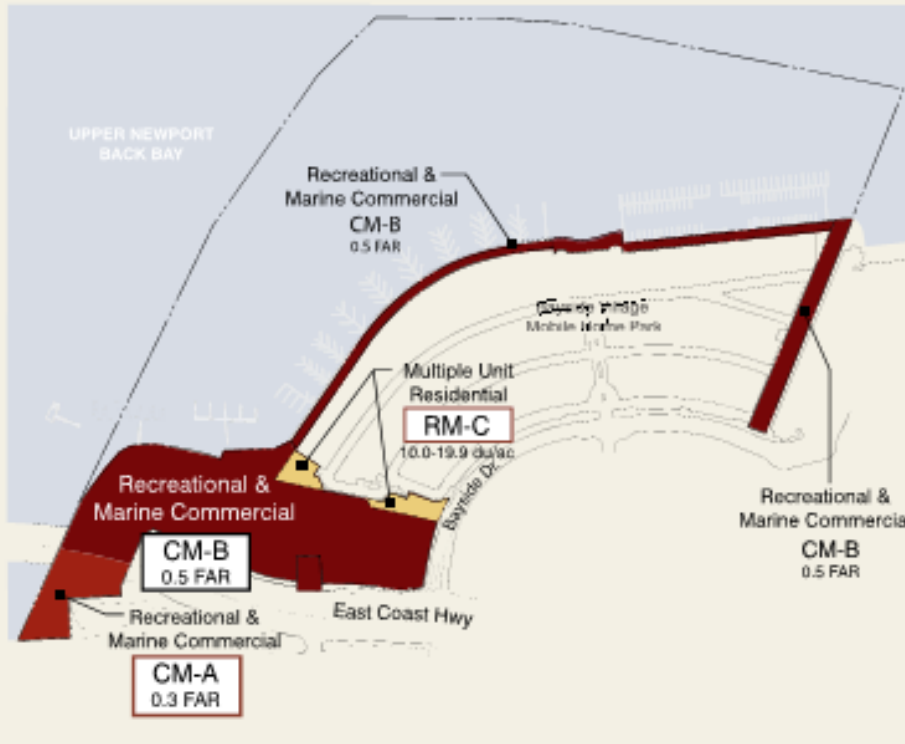
296 units



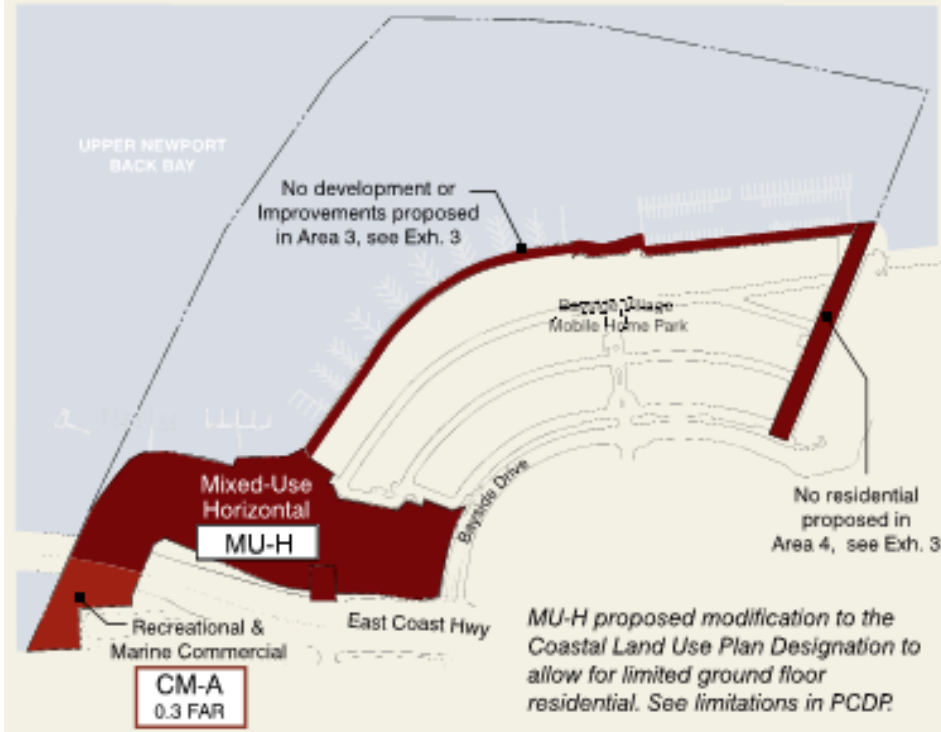


# Coastal Land Use Plan Amendment

Existing



Proposed

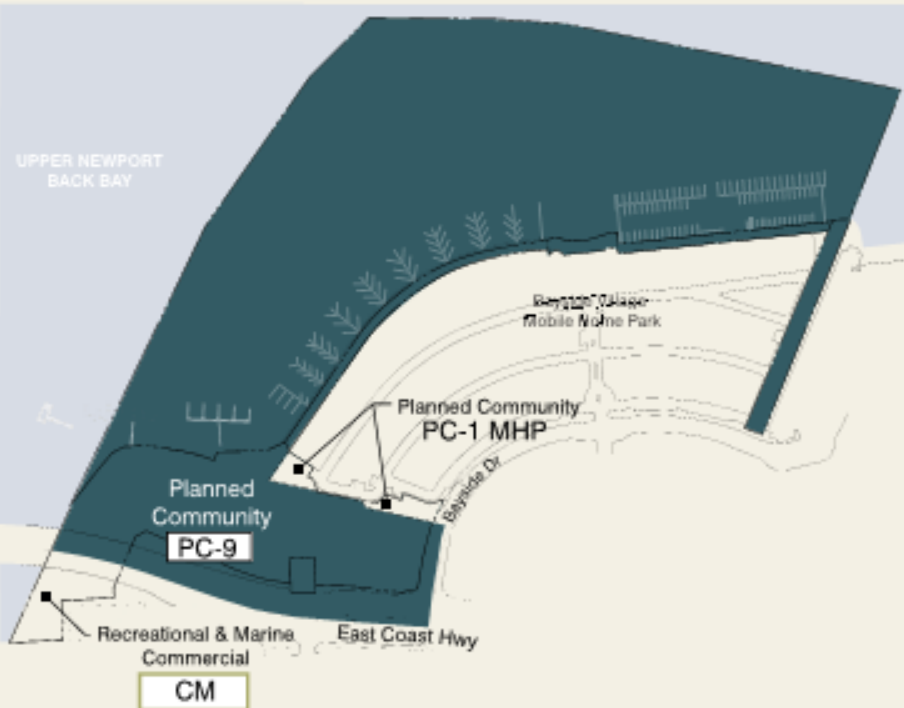


Changes: CM 0.3 no change, CM-B 0.5 FAR & RM-C changed to MU-H

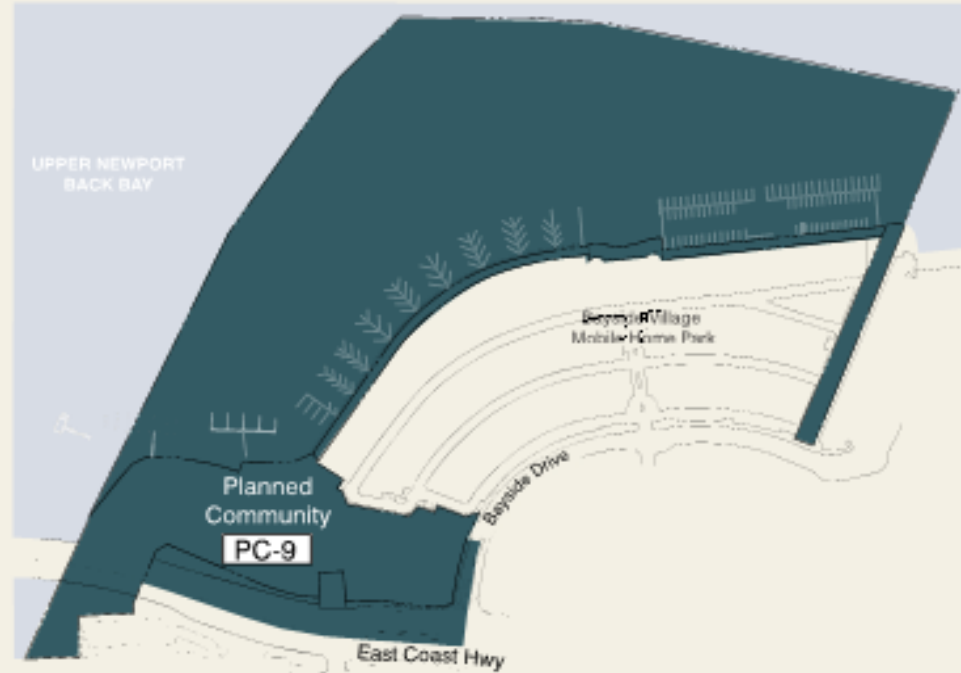


# Zoning Amendment

Existing



Proposed



Changes: PC-9 boundary extended to include (PC-1 MHP) LLA & project area south of CH centerline



# Planned Community Development Plan

## Purpose

- establish zoning regulations governing land use and development of the site
- provides a vision for land uses on the site and establish design guidelines
- regulates long-term operation of the site



# Planned Community Development Plan

## Permitted Uses

- marine-related (e.g. enclosed dry-stack boat storage, marina, boat sales, boat rentals, boat service, kayak and paddleboard rentals, etc.)
- visitor-serving commercial and recreational uses (e.g. retail, restaurant, personal services, office, etc.)
- residential (vertical mixed-use and freestanding)

## Development Standards

- Setbacks, Building Heights, Residential, Parking, Landscaping, Bulkhead, Dredging, Public Bayfront Promenade and Trail, Vehicular Circulation, Lighting, Signage, Utilities, Sustainability, Public Improvements



# Planned Community Development Plan

## Design Guidelines

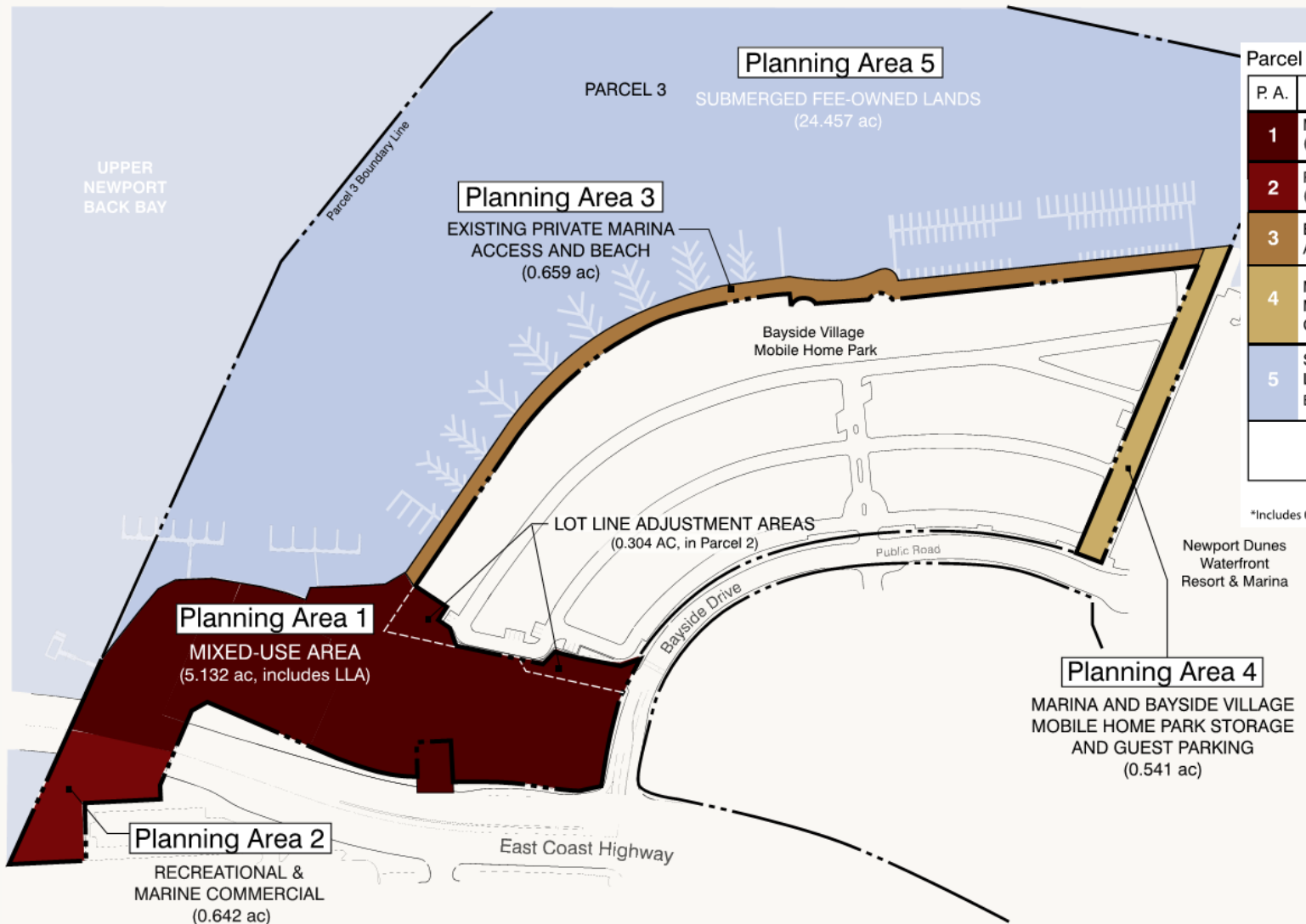
- Architectural Theme, Site Planning, Building Massing, Façade Treatments, Public Views, Parking Structure, Public Spaces, Landscaping, Hardscape, and Signs

## Implementation

- Site Development Review- Planning Commission Public Hearing
- Ensure future development is fully consistent with General Plan, Coastal Land Use Plan, and Back Bay Landing Planned Community Development Plan, including design guidelines.







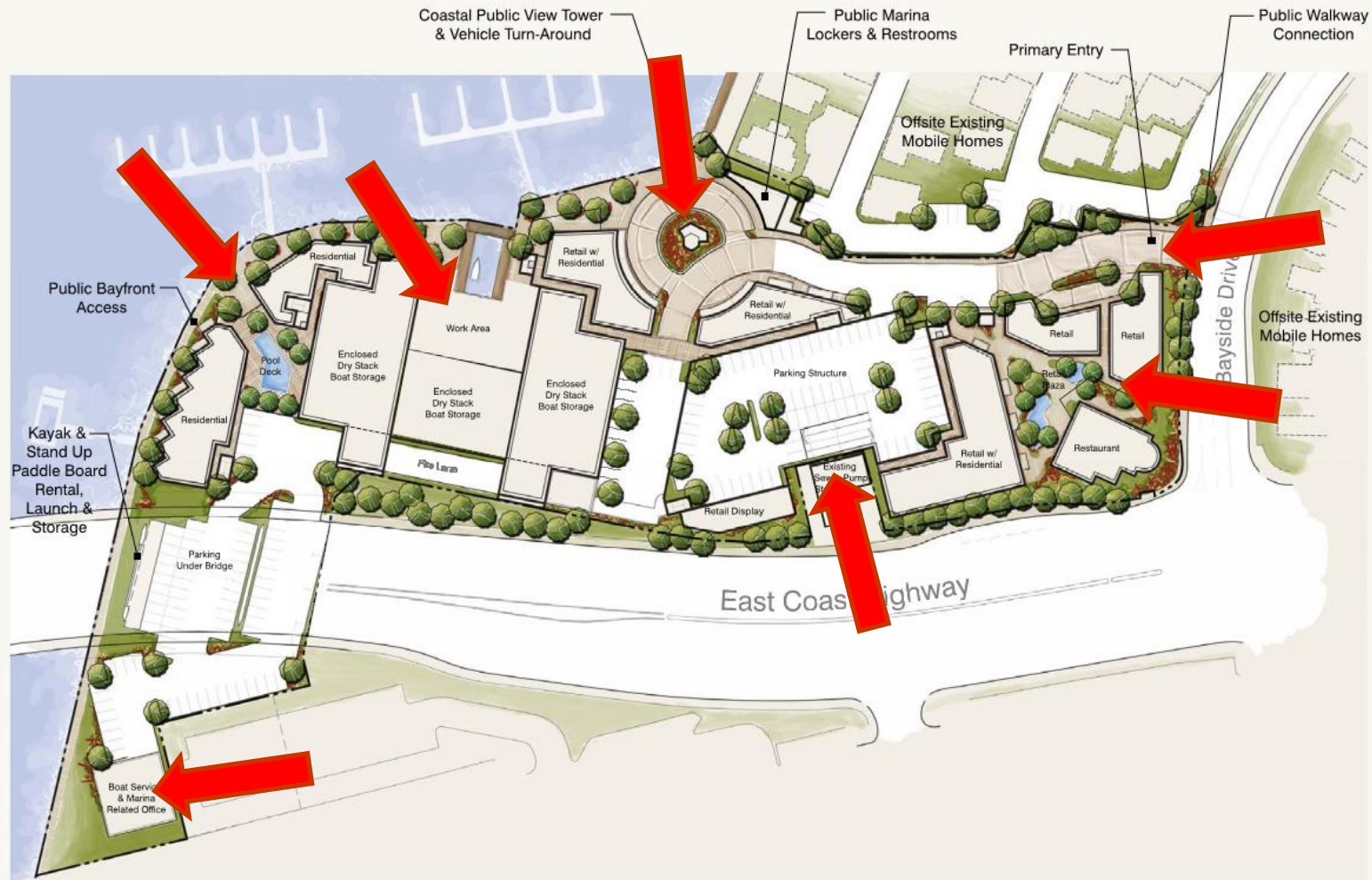
Parcel 3 Summary

P. A.	Description	Acres
1	Mixed-Use Area* (North of CH centerline)	5.132 ac
2	Recreational & Marine Commercial (South of CH centerline)	0.642 ac
3	Existing Private Marina Access and Beach	0.659 ac
4	Marina and Bayside Village Mobile Home Park Storage and Guest Parking	0.541 ac
5	Submerged Fee-Owned Lands (Area includes De Anza Bayside Marsh Peninsula)	24.457 ac
Parcel 3 Total Area*		31.431 ac

\*Includes 0.304 ac LLA from Parcel 2

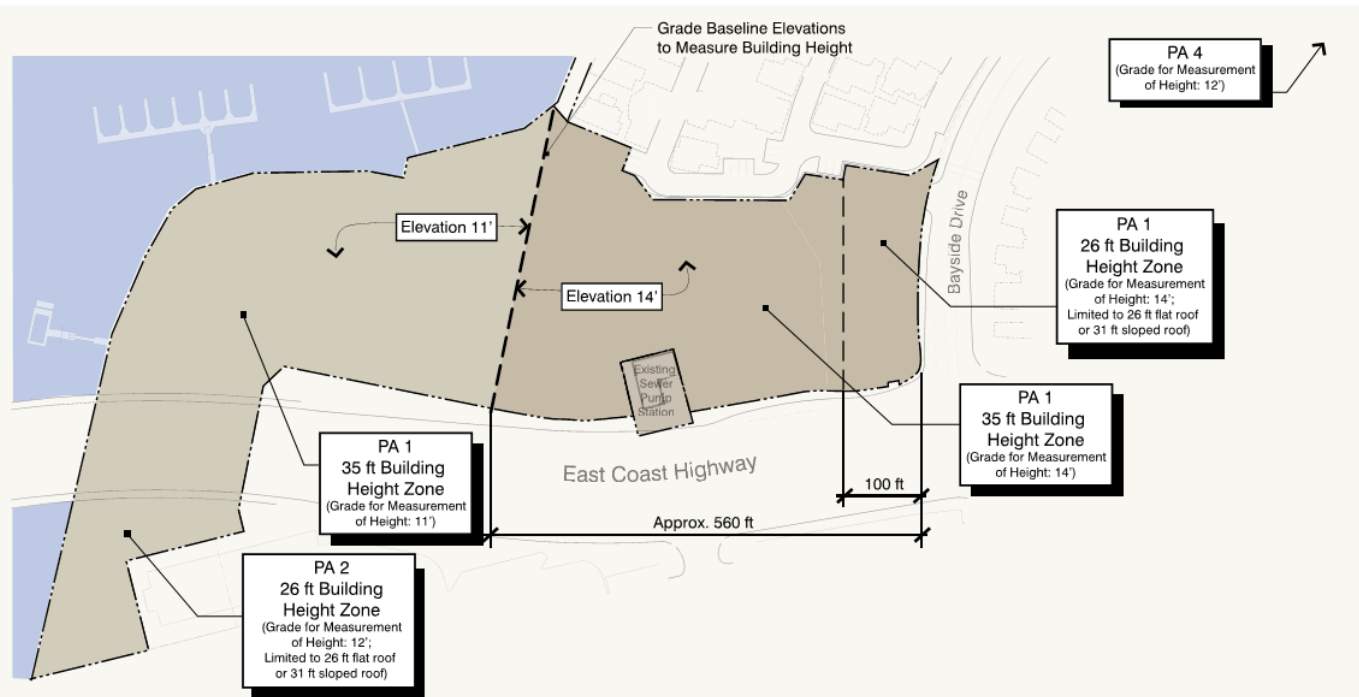
# Planning Areas





# Conceptual Site Plan





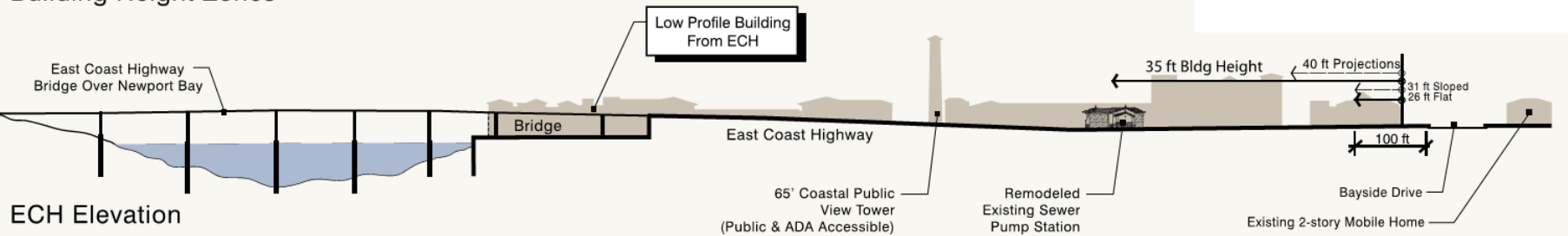
Building Height Zones

## EXHIBIT 3 BUILDING HEIGHTS

### DESIGN GUIDELINES

East Coast Highway is approximately 22 feet above the Back Bay Landing development site limiting the development's impact on views from East Coast Highway.

There are three finished grade baseline elevations indicated on the exhibit from which the building heights are measured: 11, 12, or 14 feet.



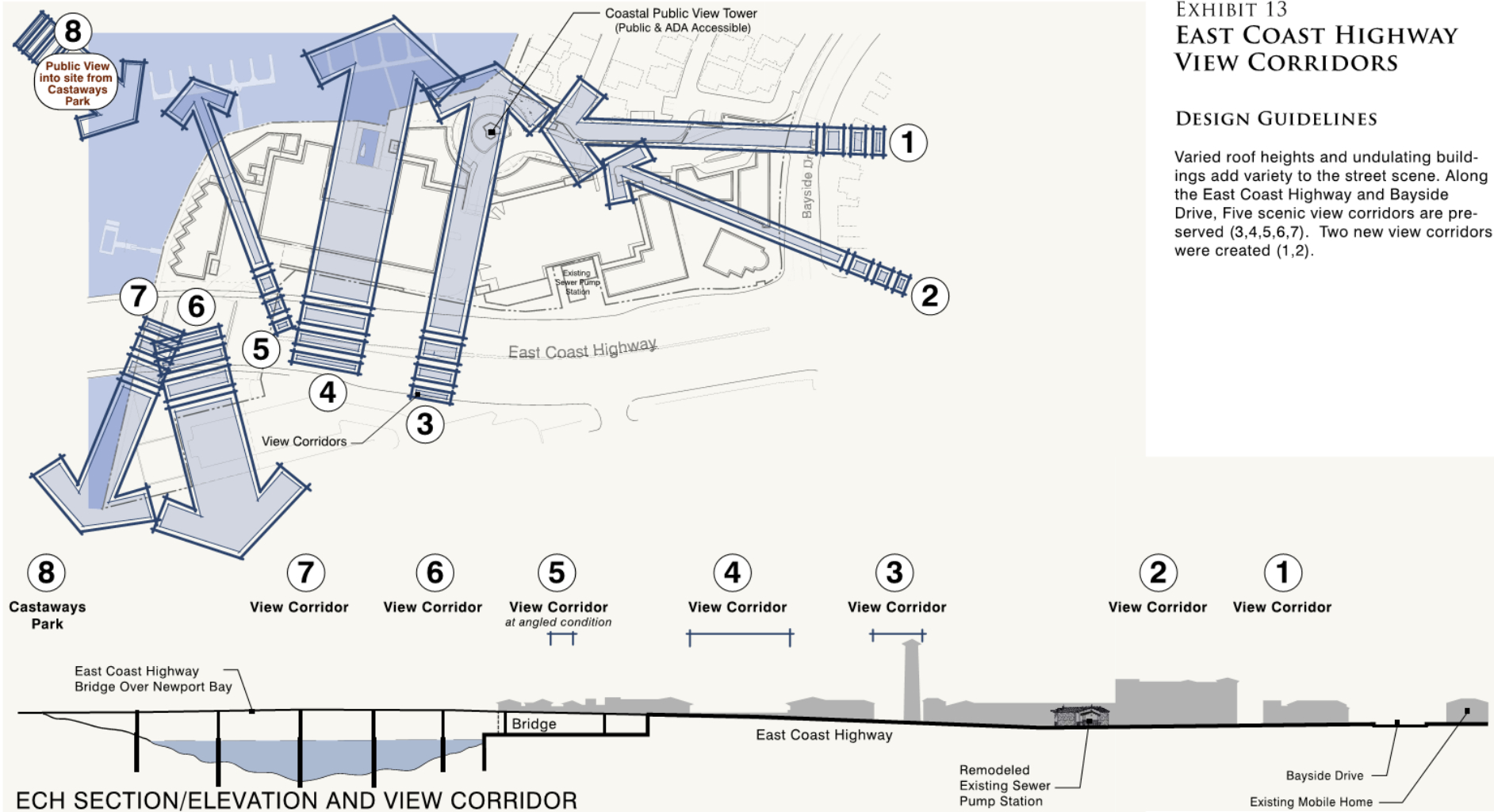
# Building Heights



## EXHIBIT 13 EAST COAST HIGHWAY VIEW CORRIDORS

### DESIGN GUIDELINES

Varied roof heights and undulating buildings add variety to the street scene. Along the East Coast Highway and Bayside Drive, Five scenic view corridors are preserved (3,4,5,6,7). Two new view corridors were created (1,2).



# View Corridors







East Coast Highway and Bayside Drive



Coastal Public View Tower



Public Bayfront Promenade



Visitor-Serving Commercial

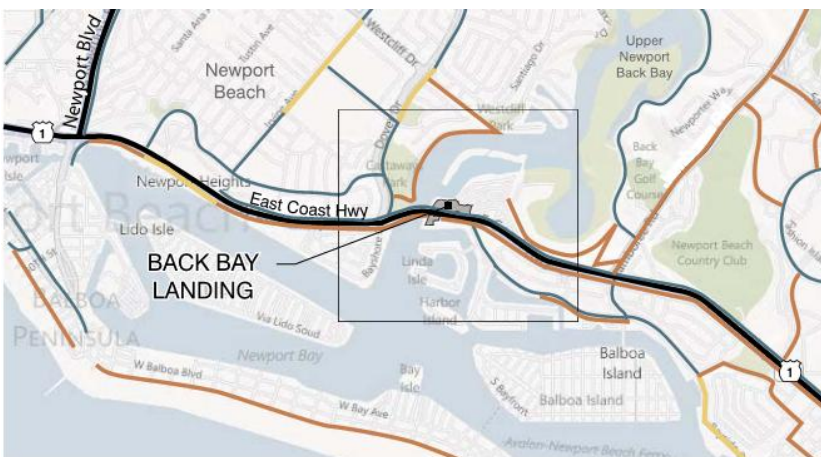


View from Bridge along East Coast Highway

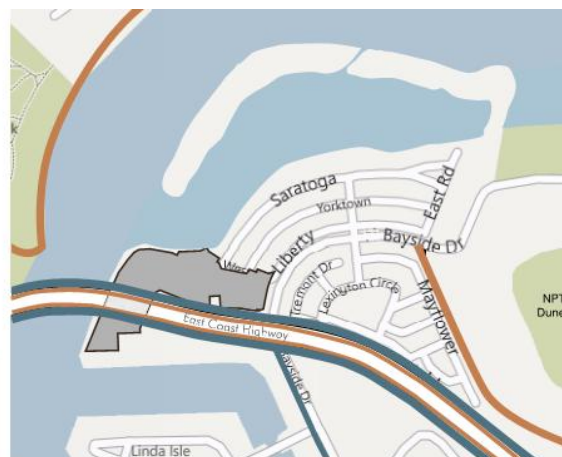
# Coastal Mediterranean Theme







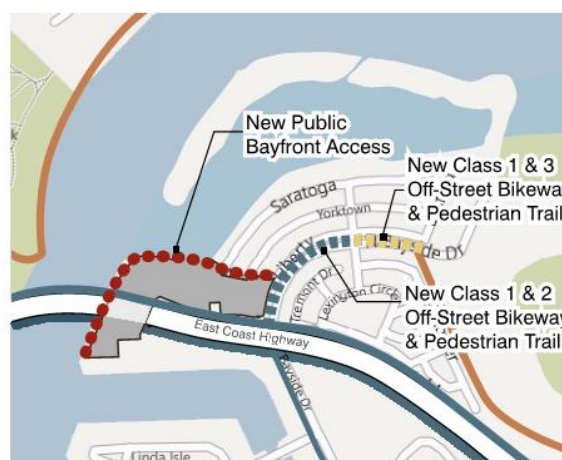
1. Regional Trail Connections



3. Current Lack of Trail Connection



2. Proposed Coastal Access



4. Critical Trail Connections

## COASTAL ACCESS AND REGIONAL TRAIL CONNECTIONS

Back Bay Landing provides coastal access and a critical link between existing regional trails.

1. Regional Trail Connections
2. Proposed Coastal Access
3. Current Lack of Trail Connection
4. Critical Trail Connections

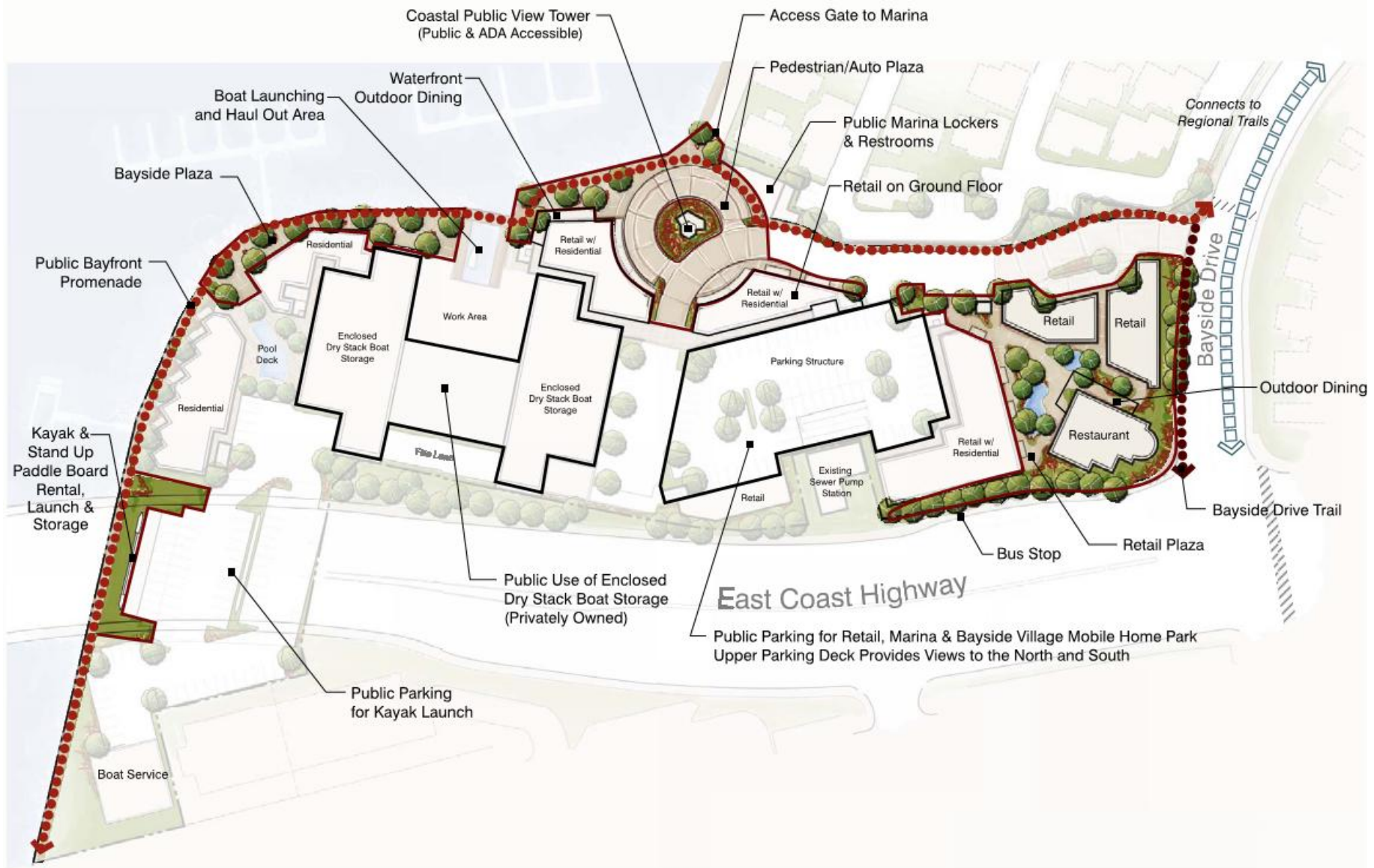
### Legend

#### Trail Types

- New Public Bayfront Access Accessible to Pedestrians & Cyclists
- ■ ■ ■ New Class 1 & 2 Off-Street Bikeway & Pedestrian Trail
- ■ ■ ■ New Class 1 & 3 Off-Street Bikeway & Pedestrian Trail
- Existing Class 1 Trail
- Existing Class 2 Trail
- Existing Class 3 Trail
- Lateral Access
- Vertical Access
- ▲ Public Beach Access Location
- ✱ Public View Point

# Public Access and Trail





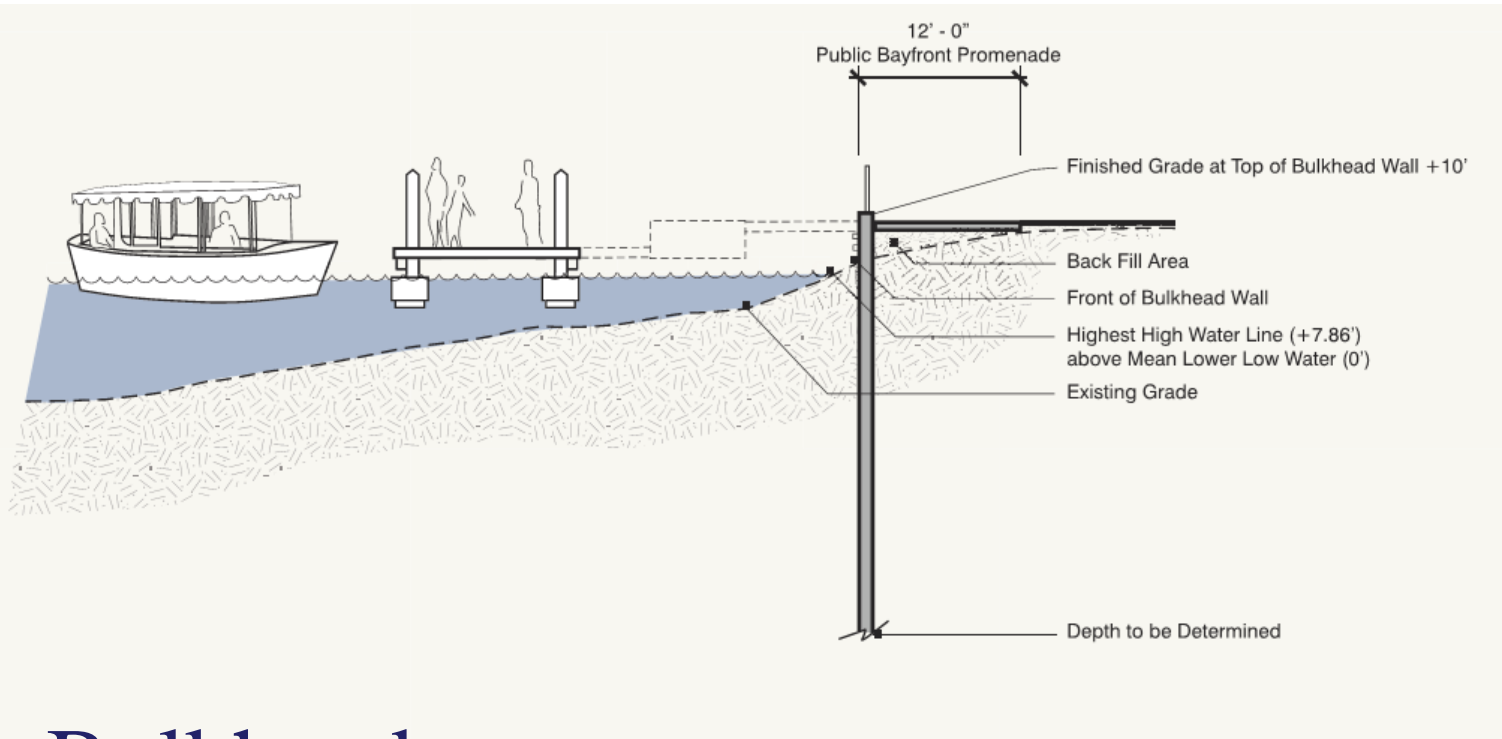
# Public Spaces





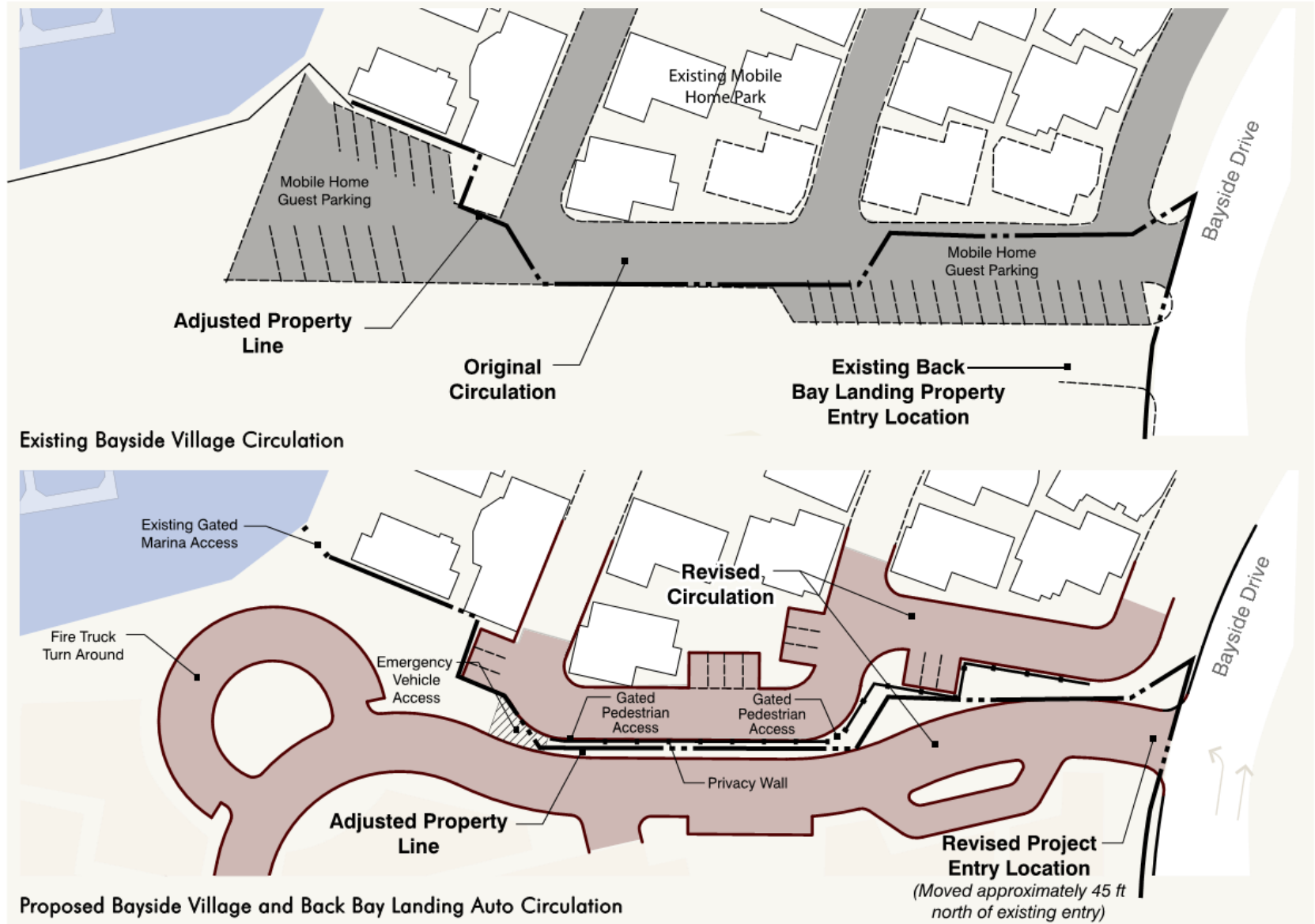
## Bulkhead

The project bulkhead may be built to the Highest High Water elevation of 7.86' relative to Mean Lower Low Water (0.0') or 7.48'/NAVD 88 to preserve the natural profile along the shoreline adjacent to the County Tidelands, subject to consistency findings in the Coastal Act and City of Newport Beach Coastal Land Use Policies.



# Bulkhead





# Relocated Driveway/Lot Line Adj.

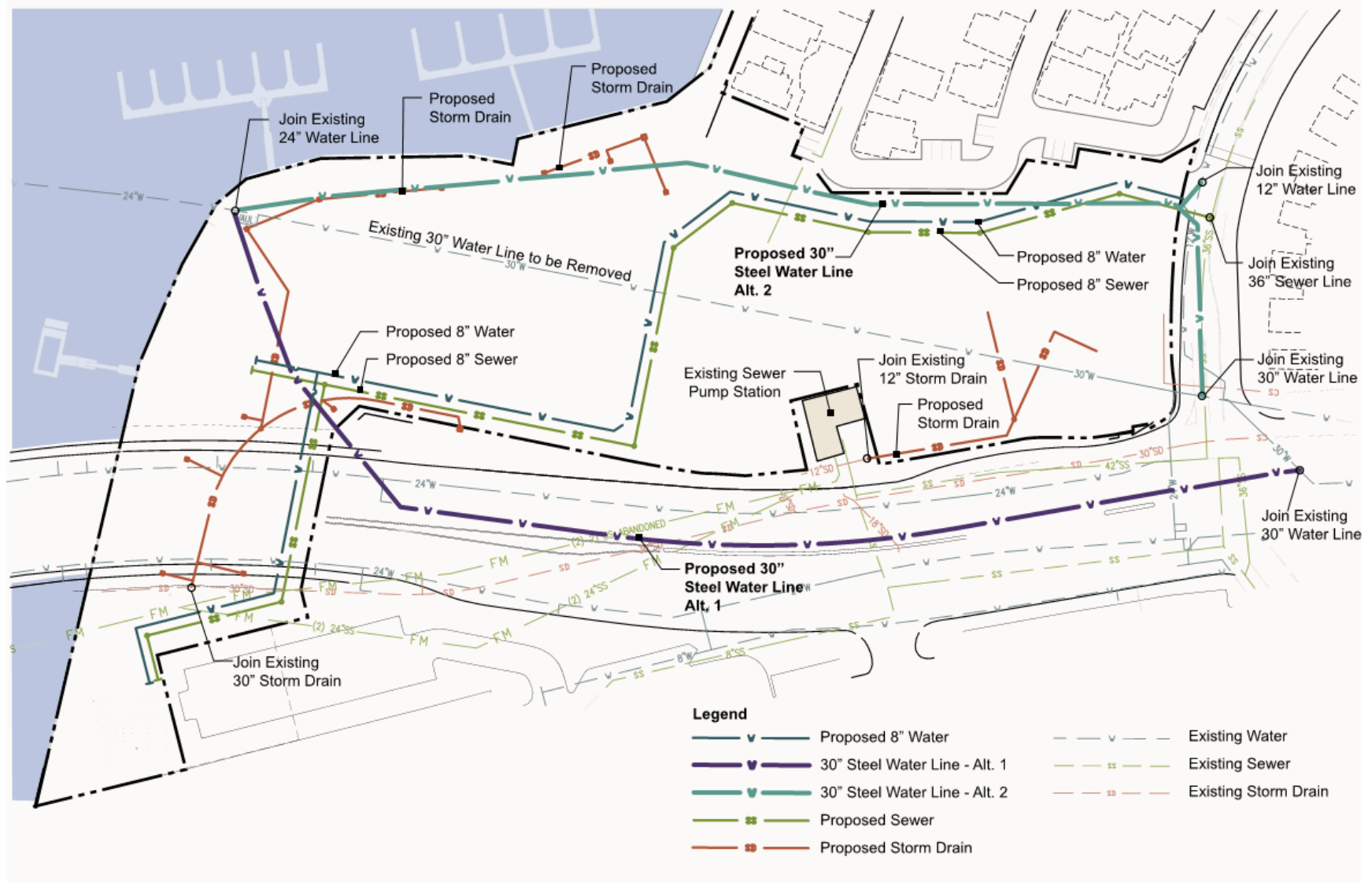




# Street Improvements







# Utility Improvements



# ENVIRONMENTAL IMPACT REPORT

- The Draft EIR analyzes potential environmental impacts resulting from a future project developed consistent with the development limits, standards, and guidelines established in Draft PCDP and required public improvements.
- **45-day public review period –**  
October 4, 2013 to November 18, 2013
- Written responses to comments to be included in Final EIR



# ENVIRONMENTAL ISSUES TO BE ANALYZED IN THE EIR

- Aesthetics
  - Air Quality
  - Biological Resources
  - Cultural Resources (Archaeology, Paleontology, and Historic Resources)
  - Geology/Soils
  - Greenhouse Gas Emissions
  - Hazards/Hazardous Materials
  - Hydrology/Water Quality
  - Land Use/Planning
  - Noise
  - Population/Housing
  - Public Services (Fire, Police, Schools, Libraries, Parks)
  - Recreation
  - Transportation/Traffic
  - Utilities and Services Systems (Water, Sewer, Solid Waste)
  - Project Alternatives
  - Growth Inducement
- 



# Maximum Development Scenario

## Maximum Development Scenario

### North of East Coast Highway Centerline (PA 1 and 4)

Retail/Marine Sales and Repair	32,859 square feet
Quality Restaurant	4,100 square feet
High-Turnover Restaurant	3,500 square feet
Office	8,685 square feet
Enclosed Dry-Stack Boat Storage	32,500 square feet (up to 140 spaces)
Storage Area (resident and boat lockers)	4,000 square feet

*Non-Residential Total North of East Coast Highway Centerline: 85,644 square feet*

*Residential Total North of East Coast Highway Centerline: 85,644 square feet (up to 49 units)*

### South of East Coast Highway Centerline (PA 2)

Non-residential (marine services, office)	8,390 square feet
Project Site Total	179,678 square feet
Marina (existing)	220 wet slips



# HARBOR GOALS AND POLICIES

- Preservation and Enhancement of Water-Dependant and Related Uses
  - Dry boat storage
  - Recreational activities: boating, fishing, kayaking/SUP, bay front promenade, view points
  - Commercial activities: boat rentals and sales, marine service, retail, restaurants
- Waterfront Public Spaces
- New Public Access and Facilities
  - Bay front promenade, trail connections, restrooms, lockers, view tower, plazas, parking, small vessel launch





### **Next Steps:**

- Planning Commission Public Hearing – Dec. 19, 2013
- City Council – TBD
- California Coastal Commission- TBD

For more information contact:

Jaime Murillo, Senior Planner  
949-644-3209

[jmurillo@newportbeachca.gov](mailto:jmurillo@newportbeachca.gov)

